



ATTACHMENT 2
Warrenton Residency
Land Development Section

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Date: January 23, 2002

To: Brian K. Davis, Sr. Planner, Fauquier Dept of Community Development

From: David Cabbage, Land Development Section Supervisor

Subject: Jeffery K. & Jordan Rizer
SE02-M-11 and PP02-M-05

SE02-M-11:

We have no comments regarding waiving central water system requirements.

PP02-M-05:

Residency staff reviewed the preliminary plat for this project. Based on the review and a site review we have the following comments:

1. A standard two-way commercial entrance should be provided at the access point of Rosewood Lane (Private Road) and Route 691. Deceleration lanes are not recommended.
2. On December 18th 2001 a field inspection was conducted with Jeff Lippincott to determine the safest location for the entrance off Route 691. Due to vertical and horizontal curves on the state road the desired location was measured at 144' from the southwestern property line. It is requested the entrance be moved south approximately 12' or the proposed location be staked for additional staff review.

